

MINUTES KINGSPORT BOARD OF ZONING APPEALS (BZA)

Thursday September 1, 2011

NOON

Bob Clear Conference Room, on the first floor of the Development Services Building

MEMBERS PRESENT:

Leland Leonard, Chairman
Frank Oglesby
Bill Sumner

MEMBERS ABSENT:

John Caldwell
Bob Winstead Jr

STAFF PRESENT:

Karen Combs

VISITORS:

Bruce Ratliff
Ted Parker

Dario Petsoui

Chairman Leonard called the meeting to order.

Chairman Leonard then explained the meeting procedures and asked all individuals wishing to address the Board be sworn in. All participants were sworn in.

Public Hearing:

Case: 11-701-000012 – Property located at 1512 Fairidge Drive; Control Map 46M, Group C, Parcel 0024.00 Requests a variance of five (5) feet to [Sect.114-191.(e)(1)(e)] in order to construct a garage in a R-1A Single Family Residential District. Mr. Ratliff presented the case to the Board. He stated that the original footprint of the building was within 18 inches of the property line. It is customary that he in fact would be able to reconstruct the same footprint without a variance. However since he wanted to pull back the footprint five feet from the property line; a variance is required. No one spoke for or against this item. Chairman Leonard did state that he received a phone call in support for this item from the next door neighbor.

Case: 11-701-000013 – Property located at 307 Iris Drive; Control Map 46B, Group F, Parcel 0016.00 Requests a variance of six (6) feet, six (6) inches to [Sect.114-192.(e)(1)(c)] in order to enclose an existing porch in a R-1B Single Family Residential District. Ted Parker presented the case to the Board. He stated that he would like to cover the existing deck with a roof line and materials matching his house. He stated that the house was built prior to the 1970's. No one spoke for or against this item.

Seeing no one else wishing to speak, Chairman Leonard closed the Public Hearing.

Other Business:

On a motion by Frank Oglesby, the Board voted unanimously to approve the August 4, 2011 minutes as mailed.

The BZA stated for the public record the next application deadline on October 15, 2011 at noon and that the next meeting date would be on November 3, 2011.

Adjudication of Cases:

Case: 11-701-000012 – Property located at 1512 Fairidge Drive; Control Map 46M, Group C, Parcel 0024.00

MOTION: made by Frank Oglesby; seconded by Bill Sumner – To approve the request as presented because there was no detriment to the existing neighborhood and the lot does slope steeply in the rear prohibiting the building of a garage in the rear.

VOTE: 3-0 to grant the variance request as presented.

Case: 11-701-000013 – Property located at 307 Iris Drive; Control Map 46B, Group F, Parcel 0016.00

MOTION: made by Bill Sumner; seconded by Frank Oglesby – To approve the request as presented with the conditions that the roofline is followed and the materials match the existing house because there was no detriment to the existing neighborhood and roadway does curve in toward the front yard limiting the size. Also, the house was built prior to zoning implementation throughout the City.

VOTE: 3-0 to grant the variance request as presented

A handwritten signature in black ink, appearing to read 'Karen B. Combs', written over a horizontal line.

Karen B. Combs, Principal Planner